

116.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
697,300 / 697,300

USE VALUE:

697,300 / 697,300

ASSESSED:

697,300 / 697,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
251		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MORELLO MARISA K	
Owner 2:	
Owner 3:	

Street 1: 251 FOREST ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: HOPF ANTHONY PATRICK & -
Owner 2: HOPF JENNIFER RACHEL -

Street 1: 251 FOREST ST
Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains 7,165 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1593 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 7165 Sq. Ft. Site 0 70. 0.89 5
444,464 444,500

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							74458
							GIS Ref
							GIS Ref
							Insp Date
							09/04/18

Total Card / Total Parcel
697,300 / 697,300



USER DEFINED

Prior Id # 1: 74458
Prior Id # 2:
Prior Id # 3:
Date Time
12/10/20 23:31:48
PRINT
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
LAST REV
Date Time
09/27/18 17:19:44
mmcmakin
9005
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Parcel ID 116.0-0002-0008.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	252,500	300	7,165.	444,500	697,300	697,300	Year End Roll	12/18/2019
2019	101	FV	209,900	300	7,165.	450,800	661,000	661,000	Year End Roll	1/3/2019
2018	101	FV	209,900	300	7,165.	336,500	546,700	546,700	Year End Roll	12/20/2017
2017	101	FV	209,900	300	7,165.	304,800	515,000	515,000	Year End Roll	1/3/2017
2016	101	FV	209,900	300	7,165.	292,100	502,300	502,300	Year End	1/4/2016
2015	101	FV	196,900	300	7,165.	247,600	444,800	444,800	Year End Roll	12/11/2014
2014	101	FV	196,900	300	7,165.	234,900	432,100	432,100	Year End Roll	12/16/2013
2013	101	FV	196,900	300	7,165.	223,500	420,700	420,700		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
HOPF ANTHONY PA	64796-289		1/15/2015		550,000	No	No				
SUMMA JAMES M-C	58288-494		1/13/2012	Estate/Div	366,000	No	No				
	8500-214		1/1/1901	Family		No	No	N			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2014	1152	Re-Roof	5,200					Strip and re-roof.

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	BS	Barbara S
4/13/2012	MLS	EMK	Ellen K
3/31/2009	Meas/Inspect	372	PATRIOT
3/9/2000	Inspected	276	PATRIOT
2/15/2000	Measured	263	PATRIOT
8/31/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA / / /

